141.0	0002	0005.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 684,400 / 684,400
					USE VALUE: 684,400 / 684,400
					ASSESSED: 684,400 / 684,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
88		MENOTOMY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MILLIS AMANDA C
Owner 2:	ALLROGGEN FLORIAN H K A
Owner 3:	
Street 1:	88 MENOTOMY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ALLROGGEN FLORIAN H K A -
Owner 2:	-
Street 1:	88 MENOTOMY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,334 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 1754 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4334.000	299,400		385,000	684,400
Total Card	0.099	299,400		385,000	684,400
Total Parcel	0.099	299,400		385,000	684,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 390.10 | /Parcel: 390.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 90458
GIS Ref:
GIS Ref:
Insp Date: 08/04/16

PREVIOUS ASSESSMENT

Parcel ID: 141.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	299,400	0	4,334.	385,000	684,400	684,400	Year End Roll	12/18/2019
2019	101	FV	240,600	0	4,334.	385,000	625,600	625,600	Year End Roll	1/3/2019
2018	101	FV	240,600	0	4,334.	341,000	581,600	581,600	Year End Roll	12/20/2017
2017	101	FV	240,600	0	4,334.	286,000	526,600	526,600	Year End Roll	1/3/2017
2016	101	FV	238,800	0	4,334.	286,000	524,800	524,800	Year End	1/4/2016
2015	101	FV	224,000	0	4,334.	247,500	471,500	471,500	Year End Roll	12/11/2014
2014	101	FV	201,700	0	4,334.	239,300	441,000	441,000	Year End Roll	12/16/2013
2013	101	FV	201,700	0	4,334.	227,700	429,400	429,400		12/13/2012

!10872!

PRINT

Date	Time
12/11/20	01:07:02

LAST REV

Date	Time
01/16/20	08:45:54

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10872

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALLROGGEN FLORI	73745-298	1	12/2/2019	Convenience	1	No	No		
MILLIS AMANDA C	73745-294	1	12/2/2019	Convenience	1	No	No		
BOSCO PATRICK &	1542-56	1	3/28/2019		813,000	No	No		
BRODERICK LAWRE	1446-60		12/10/2013	Change>Sale	510,000	No	No		LAWRENCE J BRODERICK D.O.D. 5/14/2012.
	511-153		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/23/2019	439	Heat App	16,500	C				
10/27/2015	1643	Alterati	10,800					
1/27/2014	64	Redo Kit	44,000	O				
5/3/1993	139	Manual	2,200					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
6/4/2019	SQ Returned	JO	Jenny O
8/4/2016	Measured	PT	Paul T
8/4/2016	Left Notice	PT	Paul T
5/15/2014	External Ins	PC	PHIL C
3/6/2014	Info Fm Prmt	EMK	Ellen K
10/22/2008	Meas/Inspect	189	PATRIOT
11/16/1999	Meas/Inspect	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	90458
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4334		Sq. Ft.	Site		0	70.	1.27	8									385,013						385,000	

Total AC/HA: 0.09949 | Total SF/SM: 4334 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 385,013 | Spl Credit | Total: 385,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	6 - Saltbox		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	1.00239980
Adj $ / SQ:	142.090
Other Features:	88000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	335614
Depreciation:	36246
Depreciated Total:	299368

COMMENTS

OF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

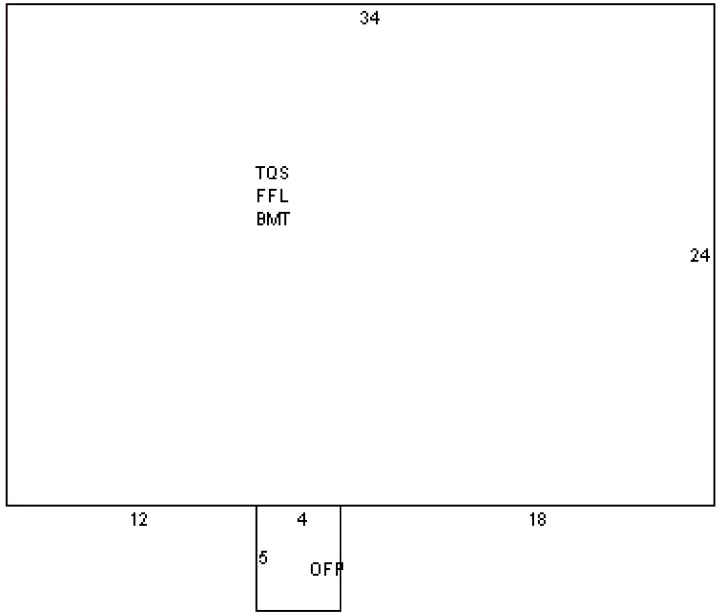
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	142.09
Special Features:	0	Val/Su Net:	132.24
Final Total:	299400	Val/Su SzAd	209.66

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	53.710	43,827
FFL	First Floor	816	142.090	115,946
TQS	3/4 Story	612	142.090	86,959
OFP	Open Porch	20	44.110	882

Net Sketched Area:	2,264			Total:	247,614
Size Ad	1428	Gross Are	2468	FinArea	1754

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

141.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: